

**DEFERRED AGENDA,
COMMITTEE ON ZONING,
LANDMARKS & BUILDING STANDARDS
JULY 9, 2019**

2019 JUL -3 AM 9:38

44RC

NO. 20001 (39th WARD) ORDINANCE REFERRED (4-10-19)
DOCUMENT #02019-2665

Common Address: 6253 N Milwaukee Ave

Applicant: Michael Fabian

Owner: Michael Fabian

Attorney: Gardon & Pirkarski

Change Request: B3-1 Community Shopping District to C2-2 Motor Vehicle Related District

Purpose: The applicant will maintain the existing building and use it for HVAC supplies and storage. No dwelling units are proposed. The building will maintain its existing parking, height and 1,344 sqft of commercial space

NO. 19093-T1 (35th WARD) ORDINANCE REFERRED (1-25-17)
DOCUMENT #O2017-143

Common Address: 3201 W Belmont

Applicant: Tullamore Management LLC

Owner: Tullamore Management LLC

Attorney: Law Office of Samuel VP Banks Associates

Change Request: C1-1 Neighborhood Commercial District to B2-3 Neighborhood Mixed-Use District

Purpose: The Applicant is proposing to develop the subject property with three (3) new three-story buildings. Each building will contain three (3) dwelling units. The proposed residential buildings will be masonry construction. One of the proposed buildings will be 39 feet in height. The two (2) other buildings will be 37 feet in height. The proposed development qualifies as a Transit Oriented Development and therefore no on-site parking is proposed

NO. 19946 (29th WARD) ORDINANCE REFERRED (1-23-19)
DOCUMENT #O2019-331

Common Address: 7119-7141 West Wobonsio Avenue / 1615-1657 North Nevo Avenue

Applicant: Seritoge SRC Finance LLC

Owner: Seritoge SRC Finance LLC

Attorney: Rich Klawiter & Katie Johnake Dole – DLA Piper LLP (US)

Change Request: RS-2 Residential Single-Unit (Detached House) District to RM 4.5
Residential Multi-Unit District then Residential Planned Development

Purpose: The Applicant requests a rezoning of the subject property from the RS-2 Residential Single-Unit (Detached House) District to RM 4.5 Residential Multi-Unit District then to a Residential Planned Development, to permit the construction of a residential development containing 152 dwelling units and 179 parking spaces, together with accessory and incidental uses.

NO. 19947 (29th WARD) ORDINANCE REFERRED (1-23-19)
DOCUMENT #O2019-332

Common Address: 7152-7190 West North Avenue / 1601-1657 North Horlem Avenue
7153-7191 West Wabonsio Avenue / 1600-1636 North Neva Avenue

Applicant: Seritoge SRC Finance LLC

Owner: Seritoge SRC Finance LLC

Attorney: Rich Klawiter & Katie Johnake Dale – DLA Piper LLP (US)

Change Request: B1-2 Neighborhood Shopping District to B3-2 Community Shopping District then Residential-Business Planned Development

Purpose: The Applicant requests a rezoning of the subject property from the B1-2 Neighborhood Shopping District to the B3-2 Community Shopping District then to a Residential-Business Planned Development, to permit the renovation and construction of a 5-story building with 161 residential units, ground floor retail and 462 parking spaces, together with accessory and incidental uses.

NO. 20021-T1 (2nd WARD) ORDINANCE REFERRED (4-10-19)
DOCUMENT #02019-3170

Common Address: 1445 N Ashland Ave

Applicant: 1445 N Ashland LLC

Owner: 1445 N Ashland LLC

Attorney: Low Offices of Samuel VP Bonks

Change Request: B3-2 Community Shopping District to B3-3 Community Shopping District

Purpose: The Applicant is seeking a zoning change in order to permit the construction of a new four-story mixed-use building, of the subject property. The new proposed building will contain commercial/retail space (1,200 square feet approx.) - at grade level, and twelve (12) dwelling units - above (four units on each the 2nd through 4th Floors). The proposal also calls for the establishment of private roof decks, above the 4th Floor, which will be for the exclusive use of the residents of the proposed new building. The subject property is located within 1,320 linear feet of the Ashland Avenue CTA bus line corridor, and -therefore, the Applicant is seeking to permit the building pursuant to the Transit Oriented Development (TOD) Ordinance. As such, the new building will have onsite parking for a total of ten (10) vehicles, located within the interior of the floor, with an entrance off of the Public Alley running along the west end of the site. The new building will be masonry in construction and measure 44 feet-4 inches in height.